177.0	0002	0017.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	587,700 /	587,700
					USE VALUE:	587,700 /	587,700
					ASSESSED:	587,700 /	587,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
123		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PAQUIN MATTHEW P &
Owner 2:	DEIGNAN KATHERINE E
Owner 3:	
Street 1:	123 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAQUIN MATTHEW -
Owner 2:	-
Street 1:	123 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .116 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Aluminum Exterior and 1018 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5062.000	187,400		400,300	587,700
Total Card	0.116	187,400		400,300	587,700
Total Parcel	0.116	187,400		400,300	587,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 577.08 | /Parcel: 577.08

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 119437

GIS Ref

GIS Ref

Insp Date 11/01/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 177.0-0002-0017.A

!13870!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	187,400	0	5,062.	400,300	587,700		Year end	12/23/2021
2021	101	FV	181,900	0	5,062.	400,300	582,200		Year End Roll	12/10/2020
2020	101	FV	181,900	0	5,062.	400,300	582,200	582,200	Year End Roll	12/18/2019
2019	101	FV	163,900	0	5,062.	394,600	558,500	558,500	Year End Roll	1/3/2019
2018	101	FV	163,900	0	5,062.	303,100	467,000	467,000	Year End Roll	12/20/2017
2017	101	FV	163,900	0	5,062.	285,900	449,800	449,800	Year End Roll	1/3/2017
2016	101	FV	163,900	0	5,062.	263,100	427,000	427,000	Year End	1/4/2016
2015	101	FV	154,400	0	5,062.	245,900	400,300	400,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	17:52:44

LAST REV

Date	Time
08/15/18	08:41:23
danam	

PAT ACCT. 13870

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAQUIN MATTHEW,	56507-288		2/23/2011	Convenience	1	No	No		
CORKUM ROBERT R	47965-178		8/10/2006		371,000	No	No		
	14949-151		3/1/1983		99	No	No		A

USER DEFINED

Prior Id # 1:	119437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2018	1049	Inter Fi	73,280	C				
10/5/2016	1218	Wood Dec	8,000	O				
5/4/2015	429	Window/S	14,720					

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2015	Permit Insp	PC	PHIL C
11/1/2008	Meas/Inspect	197	PATRIOT
12/3/2006	MLS	MM	Mary M
1/4/2000	Mailer Sent		
12/29/1999	Entry Denied	243	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5062		Sq. Ft.	Site		0	70.	1.13	6									400,301						400,300	

Total AC/HA:	0.11621	Total SF/SM:	5062	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,301	Spl Credit		Total:	400,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	180.409
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	271636
Depreciation:	84207
Depreciated Total:	187429

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

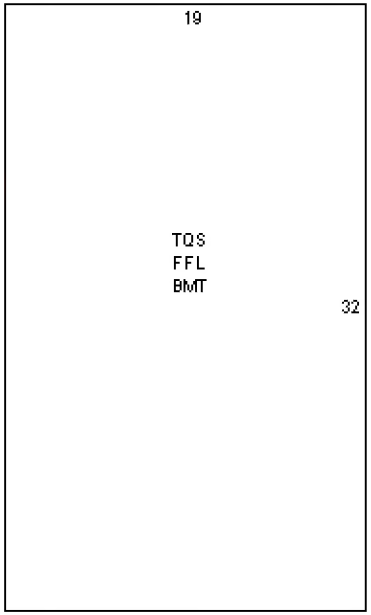
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	180.41
Special Features:	0	Val/Su Net:	115.25
Final Total:	187400	Val/Su SzAd	184.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	608	54.120	32,907
FFL	First Floor	608	180.410	109,689
TQS	3/4 Story	410	180.410	74,040

Net Sketched Area:	1,626		Total:		216,636
Size Ad	1018.4000	Gross Area	1824	FinArea	1018

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TQS	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0002-0017.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X10	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	